

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
Summary Agenda  
Minutes  
AUGUST 27, 2014**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.

**Present: Mr. D. Perez, Mr. Gonzalez, Mr. Casanova, Mr. O. Perez,  
Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of August 13, 2014, as submitted.

**Motion to approve: Mr. Gonzalez & Mr. Casanova ; Second:  
Mr. Casanova  
Approved- 6-0**

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, SEPTEMBER 23, 2014:**

- 3. Final Decision** to adjust the distance between the existing roofed terrace and the existing accessory building to 4' (20' required), south side setback to 5.4' and rear setback to 6.3' (7.5' required for each). Property located at 7091 West 4<sup>th</sup> Way, Hialeah, zoned R-1 (One Family District).

**Applicant: Diana R. Rodriguez**

**Motion to approve: Mr. O. Perez; Second: Mr. Suarez**

**Approved- 6-0**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, SEPTEMBER 9, 2014:**

- 4. Variance** permit to allow an existing restaurant on property zoned M-1 (Industrial District) to sell, serve and permit for wine and beer to be consumed on premises with meals, State 2-COP licenses, where restaurant on M-1 shall not sell, offer for sale, deliver, serve or permit any alcoholic beverages, wine or beer to be consumed on the premises. Property located at 8200 West 32 Avenue, Bay #3, Hialeah, zoned M-1 (Industrial District)

**Applicant: Hernan Hoyos**

**Tabled item from May 28<sup>th</sup>, June 11<sup>th</sup>, June 25<sup>th</sup>, & August 13<sup>th</sup> 2014**

**NO ACTION**

- 5. Variance** permit to allow the construction of a single-family residence on a substandard lot, having a frontage of 40' (75' required) and total area of 5,501 square feet, more or less, (7,500 square feet required). Property located at 758 East 30 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Laura Safonts /Luxury Events Rentals, Inc.**

**Tabled item from June 11<sup>th</sup>, June 25<sup>th</sup>, & August 13<sup>th</sup> 2014**

**NO ACTION**

- 6. PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING" OF THE CODE OF ORDINANCES AND IN PARTICULAR AMENDING CODE §98-2122 ENTITLED "ELECTRIC FENCES" CREATING AN EXCEPTION FROM THE PROHIBITION FOR PROPERTY IN DISTRICTS ZONED INDUSTRIAL (M); PROVIDING FOR HEIGHT, A PERIMETER NON-ELECTRICALLY CHARGED FENCE SURROUNDING THE ELECTRIC FENCE, WARNING SIGNS AND OTHER RESTRICTIONS APPLICABLE TO ELECTRIC FENCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

**Motion to table: Mr. Gonzalez; Second: Mr. Suarez**

**Approved- 6-0**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**7. Old Business.**

**NONE**

**8. New Business.**

**Mr. Sanchez informed the board that he will not be attending the meeting held on September 24<sup>th</sup> 2014.**

**9. Planner's Report.**

**Mrs. Storch informed the board that students of the University of Miami will be presenting future plans for the Southeast area of Hialeah within the next 4-6 months.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.